

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Cecil Andrews, Shoreline Properties LLC
LOCATION OF PROPOSAL: 4945 116th PI SE
DESCRIPTION OF PROPOSAL: Reconstruct an existing dock and replace an existing boatlift in Lake Washington.
FILE NUMBERS: 16-132752-LO and 16-132753-WG PLANNER: Reilly Pittman
The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.
There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal
must be filed in the City Clerk's office by 5:00 p.m. on This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 7/20/2017
This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on
This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure. ### Title DNS was procured by misrepresentation or lack of material disclosure.
Environmental Coordinator Date
OTHERS TO RECEIVE THIS DOCUMENT: State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov; State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil Attorney General ecyolyef@atg.wa.gov Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



SHORELINE MANAGEMENT ACT OF 1971 PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

CITY FILE NO. 16-132753-WG

DATE OF APPLICATION: 5/25/2016

DECISION: Approved **DATE OF DECISION:** 7/6/2017

Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Cecil Andrews, Shoreline Properties LLC to undertake the following development: Reconstruct an existing dock and replace an existing boatlift upon the property located at 9205 SE Shoreland Pl.

The project is located in or within 200 feet of Lake Washington, a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

See conditions in attached staff report.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

7/6/2017

Date

City of Bellevue, Land Use Division



City of Bellevue **Development Services Department** Land Use Staff Report

Proposal Name:

Shoreland Properties LLC

Proposal Address:

9205 SE Shoreland Pl.

Proposal Description:

Application for a Critical Areas Land Use Permit and Shoreline Substantial Development Permit to reconstruct an existing dock, replace an existing boatlift, install shoreline planting,

and other related improvements on Lake Washington.

File Number:

16-132752-LO and 16-132753-WG

Applicant:

Cecil Andrews, Shoreline Properties LLC

Decisions Included:

Critical Areas Land Use Permit

(Process II. 20.30P)

Shoreline Substantial Development Permit

(Process II. 20.30R)

Planner:

Reilly Pittman, Land Use Planner

State Environmental Policy Act

Threshold Determination:

Determination of Non-Significance

Carol V. Helland, Environmental Coordinator

Development Services Department

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Director's Decision:

Approval with Conditions Michael A. Brennan, Director **Development Services Department**

Elizabeth Stead, Land Use Director

Application Date:

May 25, 2016 June 22, 2016

Complete Application Date: Notice of Application Date:

July 7, 2016 July 6, 2017

Decision Publication Date: SEPA Appeal Deadline:

July 20, 2017 (14-days from publication date) Substantial Development Permit Appeal: July 27, 2017 (21-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments

- 1. Site Plan Enclosed
- 2. Mitigation Planting Plan Enclosed
- 3. Critical Areas Report and Maintenance and Monitoring In File
- 4. Biological Evaluation In File
- 5. SEPA Environmental Checklist In File
- 6. Permit forms and documents In File

I. Proposal Description

The applicant proposes to remove an existing dock with solid decking that cover 715 square feet of Lake Washington and a boat lift to build a new dock covering 826 square feet and a new boatlift. A Shoreline Substantial Development Permit is required due to the value of improvements per LUC 20.25E.050.H.

New moorage and docks are limited to certain size and design requirements by LUC 20.25E.080.N. The dock proposed exceeds some of the design requirements in order to allow for a larger boat to be moored. The requirements of LUC 20.25E.080 can be modified through a Critical Areas Land Use Permit with a critical areas report. The dock length is proposed to increase to allow the boat to moor in deeper water and avoid the need for dredging. By increasing dock length the overwater coverage will exceed the 480 square-foot limit. The proposed ell also exceeds the proscribed six by 26 foot dimensions to allow for a longer and wider boat.

Approval of a Critical Areas Land Use Permit requires that the environmental functions and values of the shoreline be improved. The proposed dock results with a reduction of the overwater coverage in the near shore environment compared to the existing dock. The proposed pier is narrower, uses steel piles, and is entirely covered with open grate decking that allows light to reach the water. Shoreline planting is also proposed in the buffer from Lake Washington and exceeds the 10-foot wide buffer planting required for dock construction. See Figure 1 and Attachment 1 for proposed plans.

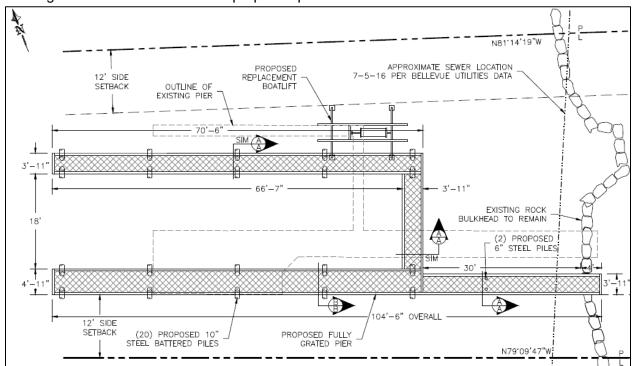


Figure 1

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 9205 SE Shoreland PI. in the Southwest Bellevue Subarea. The site is adjacent to Lake Washington and is surrounded by other residential properties. The property obtains access from SE Shoreland Place which is a private road, east of the property. The property is developed with a house and associated improvements and structures which include the dock. See Figure 2 for existing site condition.





Figure 2

Shoreland Properties LLC 16-132752-LO and 16-132753-WG Page 5 of 13

B. Zoning

The property is zoned R-4, single-family residential. The proposed dock construction is allowed in this zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density. The proposed dock is associated with the recreational use of the shoreline by the residents of the property.

D. Critical Areas On-Site

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal does not trigger compliance with the zoning requirements of the R-4 zone.

B. Critical Areas Overlay District LUC 20.25H and Shoreline Overlay District LUC 20.25E:

The City of Bellevue Land Use Code Shoreline Overlay District (LUC 20.25E) establishes performance standards and procedures that apply to development within 200 feet of Lake Washington. Moorage facilities are allowed in the shoreline critical area and shoreline critical area buffer in compliance with LUC 20.25E.080.N. The requirements of this subsection N may be modified through a critical areas report, LUC 20.25H.230, except where otherwise noted. The proposed dock complies with the new moorage standards in LUC 20.25E.080.N except as discussed below.

1. Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.

The proposed surface area of the new dock is 826 square feet which exceeds the

allowed 480 square feet. The existing dock also exceeds the coverage limit. The additional coverage is proposed to add additional length to the dock so that the boat can be moored in deeper water.

2. Ells may be up to six feet wide by 26 feet long with grating over the entire ell.

The proposed dock does not conform to the allowed dimension for an ell which is six feet by 26 feet long. The dock has a pier that connects to an enlarged ell/moorage slip. The ell is increased in size to allow for greater boat width and length. However each element of the ell is three feet eleven inches to four feet eleven inches in width which is two feet less than the maximum allowed.

3. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the OHWM and shall be spaced at least 18 feet apart.

The existing dock has six-inch piles within 8 feet of the OHWM. No piles are located within the first 18 feet of the proposed dock. However to achieve this the nearest piles are proposed to be six inches in diameter. All piles are proposed to be steel. The existing dock also has piles which do not meet the 18-foot spacing required between each set. The proposed dock has steel battered piles that are spaced at 15 feet apart which is an increase above the existing spacing.

i. Consistency with LUC 20.25H.230

The provision for using a critical areas report to deviate from the proscriptive dock standards above requires an applicant to demonstrate that the proposal leads to equivalent or better protection of critical area functions and values. The intent of the proposed dock is to accommodate a larger boat than is anticipated by the standards in LUC 20.25E.080.N. As a result, the facility has been increased in length to allow for a larger boat while still trying to meet the dock standards. The increased surface coverage is proposed in order to allow the boat to be moored in deeper water and avoid the need for dredging in the near shore or shadows in the nearshore, which was previously proposed in order to have a smaller dock. A larger ell configuration than the standard is proposed in the deeper water to allow for a larger boat. However the width of the proposed pier and ell is considerably narrow and less than the maximum width allowed. The proposed piles are steel and the facility is entirely covered with grated decking which will allow more light to reach the lake and reduce shadows.

Piles spacing and location is an improvement from the existing facility toward compliance with the dock standards and avoiding shadows in the nearshore. 630 square feet of the shoreline buffer is required to be planted by LUC 20.25E.080.N. A total of 945 square feet are proposed to be planted as additional mitigation for the deviations from the dock standards. Based on the submitted critical areas report (attachment 3) the proposal will result in equivalent or better shoreline function and value. See planting plan below as figure 3 and as attachment 2. **See Conditions of Approval in Section X of this report.**

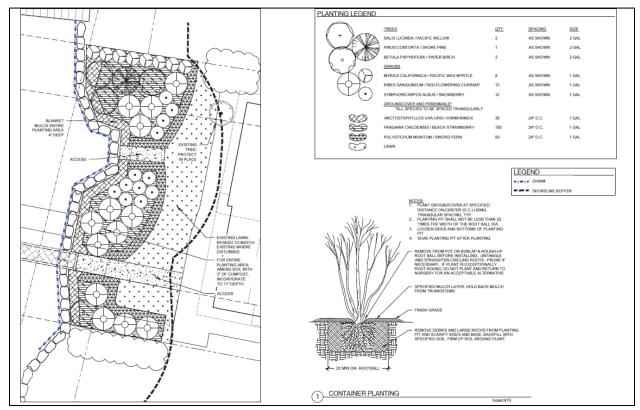


Figure 3

IV. Public Notice and Comment

Application Date: May 25, 2016
Public Notice (500 feet): July 7, 2016
Minimum SEPA Comment Period: July 21, 2016
Shoreline Comment Period: August 8, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on July 7, 2016. It was mailed to property owners within 500 feet of the project site. Comments were received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division concerning proposed dredging. The applicant lengthened the dock as previously discussed in order to avoid the dredging.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application with conditions requiring the sewer lake line to be located and shown on the future construction plans, limits construction near the sewer line, and restricts placing barges, anchors, or other equipment over the sewer line during construction. See Conditions of Approval in Section X of this report.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

Any earth movement will result primarily from removal and installation of piles and installation of landscaping along the shoreline. The site will be required to comply with the City's BMPs and sediment and erosion controls for clearing and grading under the future building permit including sediment and erosion controls.

B. Animals

The property is adjacent to Lake Washington which does support salmonid species, other fish, mammals and bird species. The work will be done during the allowed construction window period and the new dock will allow more light to reach the water in the near shore than the existing dock. **See Conditions of Approval in Section X of this report.**

C. Plants

No trees are proposed for removal. The only vegetation being impacted would be existing lawn and ornamental landscaping that will be removed and replaced with native planting along the shoreline.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. Sound generated by pile driving for dock construction will require sound attenuation measures. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

The applicant was required to redesign the dock to avoid originally proposed dredging in the nearshore.

VIII. Decision Criteria

A. 20.25H.255.A Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code:

The proposed dock results in less structure covering the nearshore environment and proposes a structure that will reduce shadows and locate the boat in deeper water without the need for dredging. Reduction of pier width, use of steel piles that are relocated away from the OHWM, and open grating "should encourage fish to pass under the proposed dock" in the shallows (CAR, pg. 18). The proposed dock is equivalent or better than the exiting dock in terms of shoreline function and value.

2. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Maintenance and monitoring of the planting along the shoreline is required for five years per the submitted maintenance plan found with the critical areas report as attachment 3. The planting will be monitored based on the goals and standards found in the plan. **See Conditions of Approval in Section X of this report.**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline.

4. The resulting development is compatible with other uses and development in the same land use district.

The proposed dock allows shoreline recreation which is compatible with the existing and surrounding uses.

- B. 20.30P.140 Critical Area Land Use Permit Decision Criteria Decision Criteria The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:
 - 1. The proposal obtains all other permits required by the Land Use Code;

The applicant must obtain a building permit or other development permits before beginning any work. The project must obtain any Federal and State Permits required and a copy of these approvals shall be submitted to the City to building permit issuance. **See Conditions of Approval in Section X of this report.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

The project uses the best available construction techniques that have the least impact on the shoreline including use of a barge based crane for removal and delivery of dock materials.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

As discussed in Section III of this report, the performance standards of LUC 20.25E are being met.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

The proposed activity does not impact public services or facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Proposed mitigation includes planting in the shoreline buffer and the submitted plans are consistent with LUC 20.25H.210. **See Conditions of Approval in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

- C. LUC 20.30R.155.B Shoreline Substantial Development Permit Decision Criteria The Director may approve, or approve with modifications if:
 - The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;

The applicant has demonstrated that the proposed dock is in conformance with required performance standards in the Land Use Code or has obtain approval of a Critical Areas Land Use permit with a critical areas report for elements that are not in conformance with the requirements for development in the shoreline.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;

As discussed in this staff report, the proposal complies with all applicable decision criteria.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit and Shoreline Substantial Development Permit to construct a new dock along the shoreline buffer as described in this report. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction.** A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

Note - Expiration of Shoreline Substantial Development Permit: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person	
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190	
Utilities – BCC Title 24	Mohamed Sambou, 425-452-4853	
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350	
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350	

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Building Required: Approval of this Critical Areas Land Use Permit and Shoreline Substantial Development Permit does not constitute an approval of a building permit. Applications for development permits must be submitted and approved. Plans submitted as part of subsequent permit applications shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

2. Locate Sewer Lake Line: The applicant is required to call for a utility locate to determine the location of the sewer lake line and show the location of the sewer line on the future plans submitted for any construction permit.

Authority: Utilities Code BCC Title 24

Reviewer: Mohamed Sambou, Utilities Department

Protect Sewer Lake Line: No pile shall be located within five feet of the sewer lake line and disturbance of the lake bed shall be minimized unless allowed by the Utilities Department.

Authority: Utilities Code BCC Title 24

Reviewer: Mohamed Sambou, Utilities Department

4. Mitigation Planting: The planting depicted within the shoreline buffer on the submitted planting plan as Attachment 2 is required to be installed prior to final of the building permit for the dock. The plans submitted with the dock building permit shall include the shoreline planting plan.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

5. Maintenance and Monitoring: The planting is required to be maintained and monitored for five years following installation, per the submitted maintenance plan as Attachment 3.

Shoreland Properties LLC 16-132752-LO and 16-132753-WG Page 13 of 13

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

6. Maintenance Surety: A maintenance surety is required to be held for the five year maintenance and monitoring period. The amount of the surety will be based on 100 percent of the estimated cost to maintain and monitor the planting. A cost estimate and the maintenance surety are required to be submitted prior to building permit issuance.

Authority: Land Use Code 20.25H.220

Reviewer: Reilly Pittman, Development Services Department

7. Land Use Inspection Required: Inspection of the dock and improvement must be completed by the Land Use Planner as part of the building permit inspection process.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

8. State and Federal Permits: Any permits from the State (HPA) or US Army Corps (Section 10) shall be obtained. All required permits and approvals must be received by the applicant and presented to the City prior issuance of the building permit.

Authority: Land Use Code 20.25E.080

Reviewer: Reilly Pittman, Development Services Department

9. Work Window: All work shall comply with the in-water work window regulated by the US Army Corps which limits work to between July 16th and September 30th unless a different time is specified by the Corps.

Authority: Land Use Code 20.25E.080

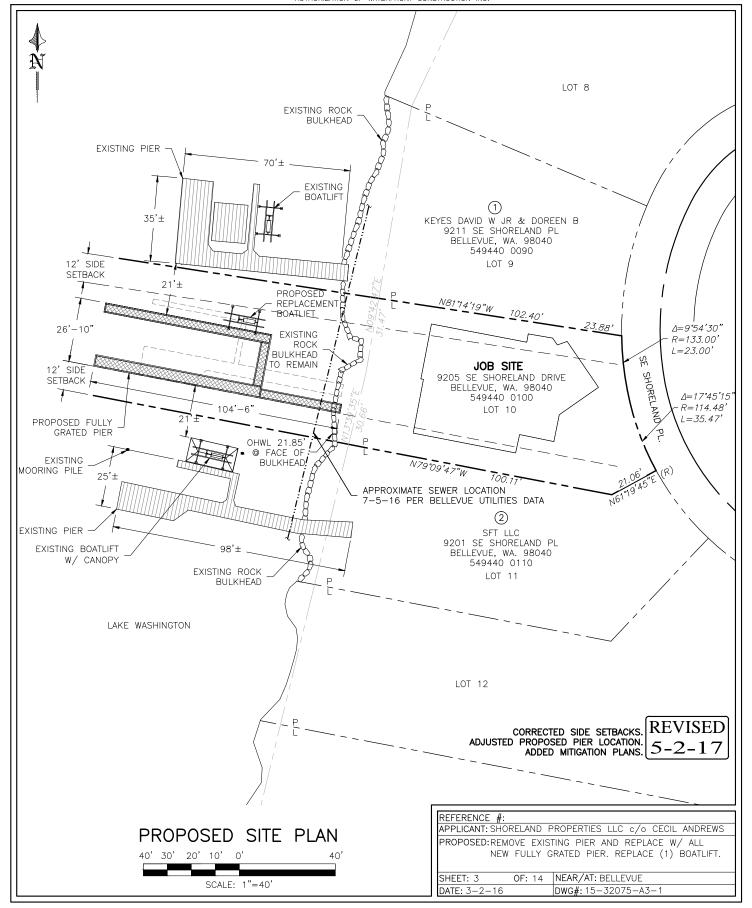
Reviewer: Reilly Pittman, Development Services Department

10. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

Waterfront Construction Inc.
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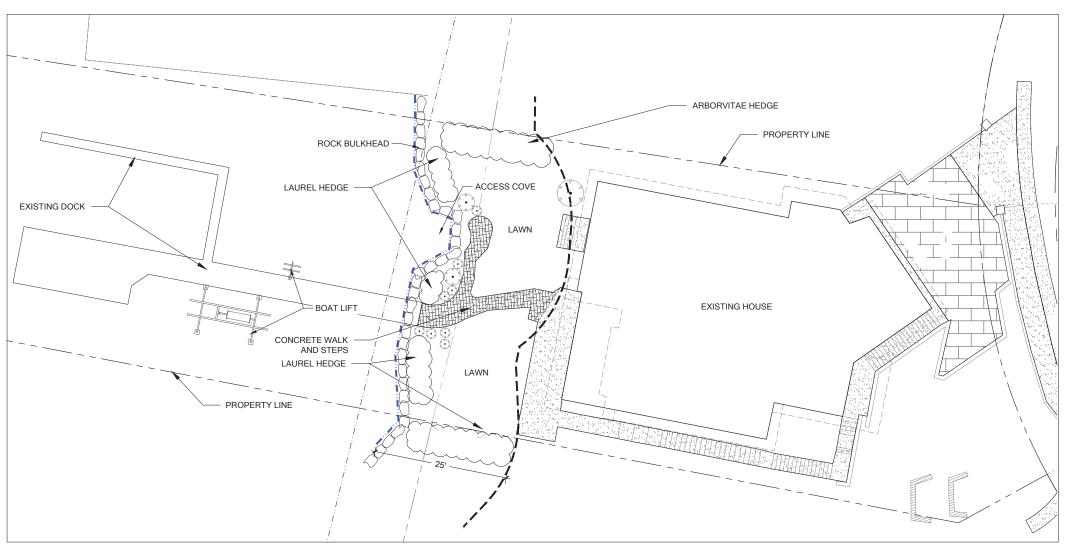
ANDREWS RESIDENCE MITIGATION PLAN

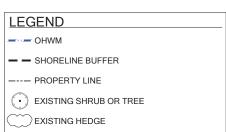


I PLAN CIL ANDREWS (ESS: ANDREWS PREPARED FOR









VICINITY MAPS

- SHEET INDEX EXISTING CONDITIONS IMPACTS AND MITIGATION PLAN
- PLANTING PLAN AND

NOTES

1. SURVEY DONE BY TRIAD ON JULY 27, 2015. EXISTING VEGETATION LOCATIONS ARE APPROXIMATED BASED ON THE SITE VISIT CONDUCTED BY THE WATERSHED

PERMIT SET

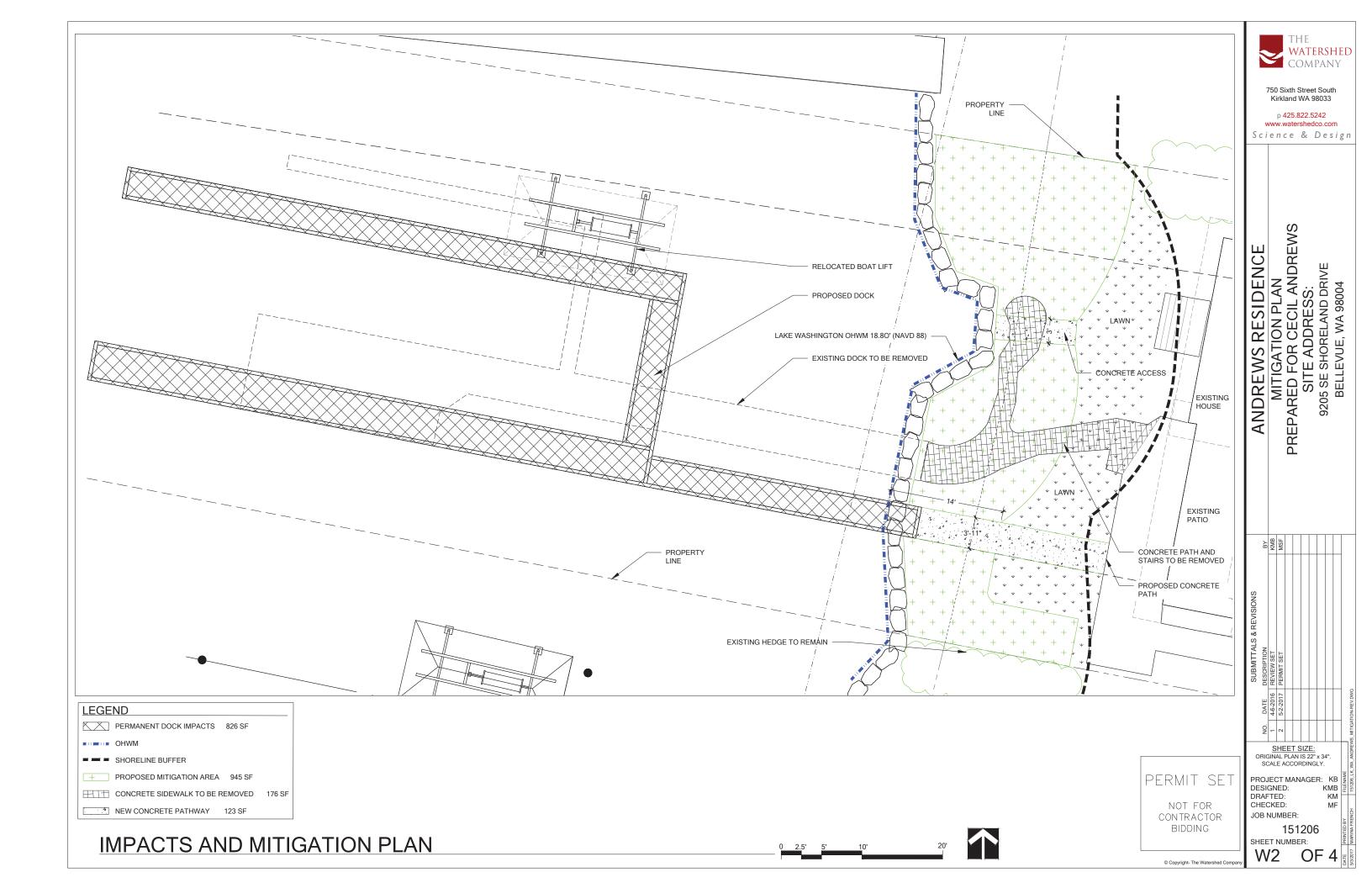
NOT FOR CONTRACTOR BIDDING

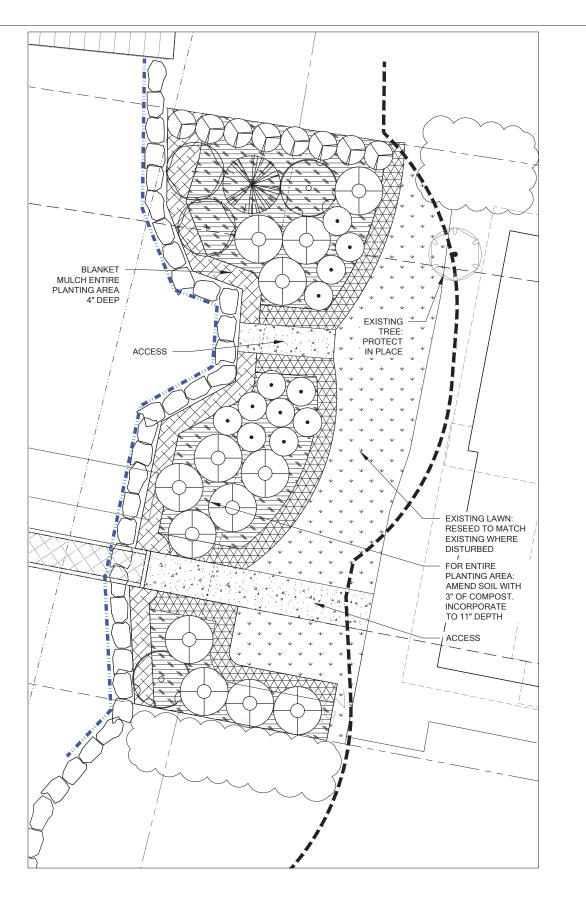
JOB NUMBER: 151206 SHEET NUMBER:

DESIGNED: DRAFTED:

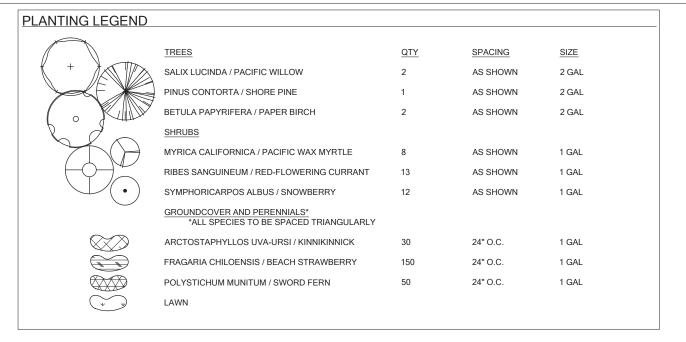
CHECKED:

EXISTING CONDITIONS

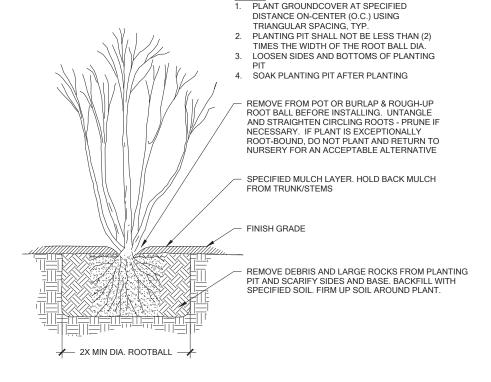




PLANTING PLAN AND DETAILS



LEGEND OHWM ■ ■ SHORELINE BUFFER



CONTAINER PLANTING

Scale:NTS

PERMIT SET NOT FOR CONTRACTOR BIDDING

JOB NUMBER: 151206 SHEET NUMBER:

WATERSHED 750 Sixth Street South Kirkland WA 98033

p 425.822.5242

www.watershedco.com

Science & Design

MITIGATION PLAN
RED FOR CECIL ANDREWS
SITE ADDRESS: ANDREWS RESIDENCE PREPARED FOR CECIL ANDRE SITE ADDRESS:
9205 SE SHORELAND DRIVE BELLEVUE, WA 98004

KMB MSF

SHEET SIZE: ORIGINAL PLAN IS 22" x 34". SCALE ACCORDINGLY.

PROJECT MANAGER: KB DESIGNED: KMB DRAFTED: CHECKED:

110VFRVIFW

THE PROPOSED RESTORATION PLAN FULFILLS THE REQUIREMENTS OF LUC 20.25H.220(B). THE PLAN SEEKS TO RESTORE AND ENHANCE SUBSTANTIAL PORTIONS OF THE SHORELINE BUFFER. THE SHORELINE BUFFÉR HAS A HIGH POTENTIAL FOR ENHANCEMENT TO INCREASE SEVERAL IMPORTANT FUNCTIONS, AS IT PRESENTLY LACKS SIGNIFICANT NATIVE VEGETATION AND IS DOMINATED BY MOWED LAWN GRASSES AND NON-NATIVE SHRUBS

TO ACHIEVE THE ENHANCEMENT OBJECTIVES, THE PLAN CALLS FOR THE RESTORATION OF 945 SQUARE FEET OF THE SITE THROUGH THE PLANTING OF NATIVE TREES, SHRUBS AND GROUNDCOVER, PROPOSED TREE SPECIES INCLUDE PACIFIC WILLOW, SHORE PINE. AND PAPER BIRCH. PROPOSED SHRUBS INCLUDE RED-FLOWERING CURRANT, PACIFIC WAX MYRTLE AND SNOWBERRY. PROPOSED GROUNDCOVER AND PERENNIALS INCLUDE KINNIKINNICK, BEACH STRAWBERRY, AND SWORD FERN.

1.2MAINTENANCE AND MONITORING PLAN

COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW

- 1. WITHIN THE PROPOSED RESTORATION AREAS, ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION
- 2. WHERE INDICATED ON THE PLAN, AREAS WITHIN THE RESTORATION AREA WILL REMAIN SUBSTANTIALLY VEGETATED WITH A PREPONDERANCE OF NATIVE PLANTS AND WILL CONTAIN LITTLE INVASIVE OR NOXIOUS WEED COVER
- 3. INCREASE HABITAT COVER AND REFUGE FOR AMPHIBIANS, SMALL MAMMALS, AND INVERTEBRATES. PROVIDE PERCHING, NESTING AND FORAGING HABITAT FOR NATIVE BIRDS.

1.2.2 PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

- 1. SURVIVAL: ACHIEVE 100% SURVIVAL OF INSTALLED PLANTS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
- 2. NATIVE TREE AND SHRUB COVER
 - a. ACHIEVE 40% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD
 - b. ACHIEVE 60% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD
 - c. ACHIEVE 80% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- 3. NATIVE PERENNIAL AND GROUNDCOVER COVER
 - a. ACHIEVE 50% COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - b. ACHIEVE 70% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD
 - c. ACHIEVE 90% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- 4. SPECIES DIVERSITY: ESTABLISH AT LEAST THREE NATIVE SHRUB SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. ESTABLISH AT LEAST THREE NATIVE TREE SPECIES OR OTHER SUITABLE NATIVE VOLUNTEER TREE SPECIES BY YEAR 5.
- 5. INVASIVE COVER: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE BUT ARE NOT LIMITED TO HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), KNOTWEEDS (POLYGONUM CUSPIDATUM AND OTHERS), REED CANARYGRASS (PHALARIS ARUNDINACEA), CHERRY (HEDGE) LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), AND IVY SPECIES (HEDERA SPP.).

1.2.3 MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN. MONITORING WILL TAKE PLACE ONCE ANNUALLY IN THE FALL FOR FIVE YEARS. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF

1. VISUAL ASSESSMENT OF THE OVERALL SITE.

FALL SUBSEQUENT TO INSTALLATION.

- 2. YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES AND
- 3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR
- 4. ESTIMATE OF NATIVE COVER IN TREE AND SHRUB PLANTED AREAS
- 5. ESTIMATE OF NATIVE COVER IN PERENNIAL AND GROUNDCOVER PLANTED AREAS
- 6. ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER SITE WIDE.
- 7. TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- 8. PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
- 9. ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA
- 10. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA

1.2.4 CONSTRUCTION NOTES AND SPECIFICATIONS

NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS." NOTE: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, WILL MONITOR

- ALL SITE PREPARATION
 - a. SOIL PREPARATION
 - b. MULCH PLACEMENT
- 2. PLANT MATERIAL INSPECTION
 - a. PLANT MATERIAL DELIVERY INSPECTION.
 - b. 100% PLANT INSTALLATION INSPECTION.

1.2.5 GENERAL WORK SEQUENCE

- 1. REMOVE EXISTING PLANTS AND IMPERVIOUS SURFACES FROM THE PLANTING AREA. ENSURE APPROPRIATE EROSION CONTROL MEASURES ARE IN PLACE BEFORE ANY SOIL DISTURBING ACTIVITY.
- 2. PREPARE SOIL, AND STABILIZE SURFACE FROM EROSION IF PLANTING IS NOT GOING TO OCCUR IMMEDIATELY
- 3. ALL PLANT INSTALLATION IS TO TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH MARCH 1ST), FOR BEST SURVIVAL.
- 4. PROCURE CONTAINER PLANTINGS PER THE PLANTING PLAN.
- 5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
- 6. MULCH THE TREE AND SHRUB PLANTED AREA WITH WOOD MULCH, FOUR INCHES THICK
- 7. PROVIDE AN ABOVE GROUND IRRIGATION SYSTEM TO DELIVER FULL COVERAGE TO ALL PLANTS WITHIN THE MITIGATION AREA.

1.2.6 MATERIAL SPECIFICATIONS AND DEFINITIONS

- 1.FERTILIZER: SLOW RELEASE, GRANULAR PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS 2 THROUGH 5 AND NOT IN THE FIRST YEAR
- 2.IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- 3.RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
- 4.WOOD MULCH: WOOD CHIP MULCH SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION FOR BARK OR WOOD CHIPS AS DEFINED BY 9-14.4(3). "BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH

BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION

Sieve Size	Percent Passing		
	Minimum	Maximum	
2*	95	100	
No. 4	0	30	

COMPOST: COMPOST SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 9-14.4(8) FOR FINE COMPOST.

1.2.7 CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

1.2.8 MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

- 1. FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
- 2. GENERAL WEEDING FOR ALL PLANTED AREAS:
 - a. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY. LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY
 - b. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
 - c. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
 - d. SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED
- 3. APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2
- 4. REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS
- 5. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1).
- 6. THE HOMEOWNER WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.

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Science & Design

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REPARED FOR CECIL A
SITE ADDRESS
9205 SE SHORELAND D
BELLEVUE, WA 9800 **ANDREWS** PR

RMB MSF

PERMIT SET NOT FOR CONTRACTOR

DESIGNED: DRAFTED: CHECKED JOB NUMBER: BIDDING

151206 SHEET NUMBER:

ORIGINAL PLAN IS 22" x 34" SCALE ACCORDINGLY

PROJECT MANAGER: KB

KMB

W4

MITIGATION NOTES